



# **AGENDA OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY**

**TUESDAY, SEPTEMBER 8, 2020, 1:30 PM**

**Virtual Meeting. Public may join via Zoom.**

**A. Zoom Meeting Information**

- I. This item contains documents which provide call in information and instructions for the Zoom Meeting.

**B. Roll Call.**

- I. Members: Gary Delveaux, Chair; Matt Schueller, Vice-Chair; Ald. Barbara Dorff, James Blumreich, Deby Dehn, Kathy Hinkfuss, and Melanie Parma.  
Liaisons: Chelsea Kocken, Jeff Mirkes, and Leah Weycker.

**C. Approval of the Agenda.**

- I. Approval of the agenda for the September 8, 2020, meeting of the Redevelopment Authority.

**D. Approval of Minutes.**

- I. Approval of the minutes from the August 11, 2020 and August 25, 2020, meetings of the Redevelopment Authority.

**E. Regular Business.**

- I. Consideration with possible action on the disposition of 840 13th Avenue (Tax Parcel 2-552) to Greater Green Bay Habitat for Humanity for the construction of a single-family home.
2. Consideration with possible action on award of Contract CD 20-01 Sidewalk, Pavement Repair and Alley Resurfacing to the low qualified bidder, Peters Concrete Company, in the amount of \$241,524.80.

**F. Informational.**

- I. Financial report and check register.

2. Director's report and project updates.
3. Next meeting: October 13, 2020 at 1:30 PM.

**G. Adjournment.**

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT [www.greenbaywi.gov](http://www.greenbaywi.gov)
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Redevelopment Authority meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.

# Virtual Meeting Instructions

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Redevelopment Authority 09-08-20

## Zoom Meeting Information

Join Zoom Meeting

<https://us02web.zoom.us/j/83188044732?pwd=YUducEM2VUZWOGVYZzMyNTA0c1FJQT09>

**Meeting ID: 831 8804 4732**

**Password: 084117**

One tap mobile

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Dial by your location

+1 301 715 8592 US (Germantown)

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+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

Meeting ID: 831 8804 4732

Password: 084117

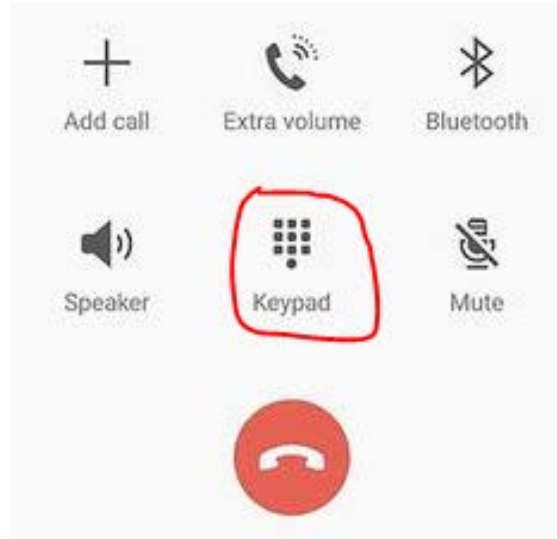
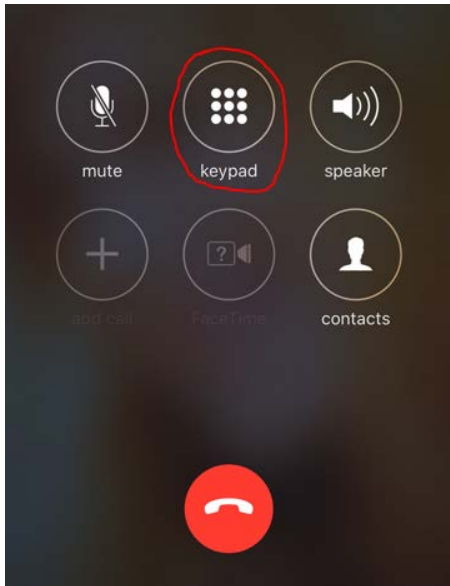
Find your local number: <https://us02web.zoom.us/j/83188044732?pwd=YUducEM2VUZWOGVYZzMyNTA0c1FJQT09>

## Additional Information

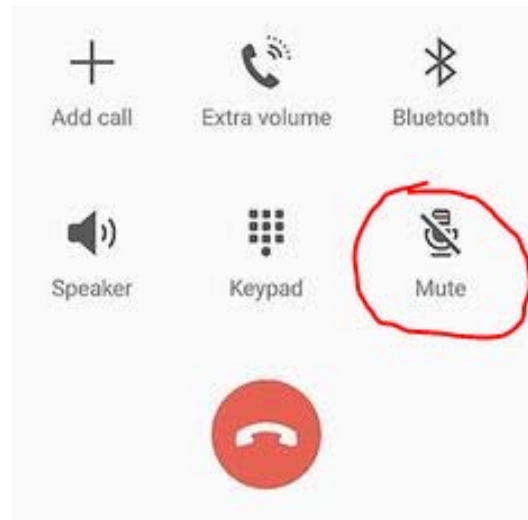
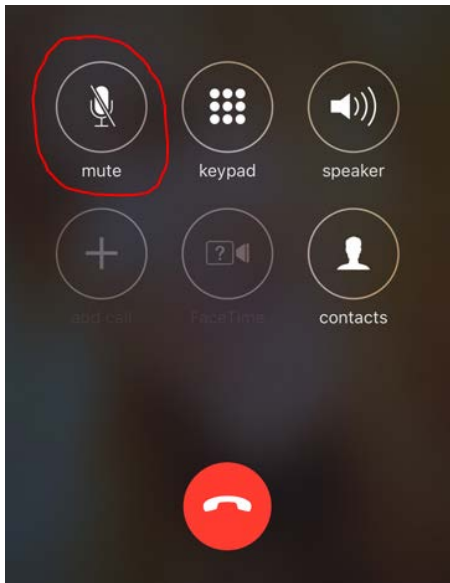
1. Wisconsin Open Meetings Law still applies
  - a. Persons interested in speaking to an item must give their name and address
  - b. Committee/Commission/Board members will still follow *Roberts Rules of Order*
2. All zoom meetings will have a password in the instructions. Please enter when prompted.
3. Please log into the Zoom meeting 10 minutes before the meeting starts to ensure proper technology is working.
  - a. If you are a Board Member, please log into [CivicClerk](#) with a computer, laptop, or tablet device.
4. Once you are in the meeting please mute yourselves.
  - a. You may unmute yourself when you are called upon to speak.
5. Waiting room
  - a. When you call in, all callers/participants will be placed in a “waiting room.”
  - b. Persons on the agenda will be admitted to the meeting, and then once the item is concluded, the host will permanently mute you from the meeting (you can still hear the meeting).
6. Using Zoom with a tablet or computer
  - a. Tablet—you will be asked to sign in. Download the app either with the Apple Store or the Play Store
  - b. Computer—you will be asked to sign in. You may download the app or click on the link to open Zoom in your browser.
7. Registering
  - a. The host may ask you to register for the meeting. A registration link will be sent to you along with the invite. You’ll receive another email confirming that you’re registered for the meeting.
  - b. If you’re using a phone, your registration will still be tied to an email.
8. Raising your hand
  - a. Committee members—you can either use CivicClerk and request to speak or you can “raise your hand” in the zoom meeting (you’d need to use a computer or tablet) to let the host know you’d like to speak. You can also un-mute yourselves and start speaking.
  - b. Persons on the agenda—you can “raise your hand” but you’d need to use a computer. You will be allowed to speak, per Wisconsin Open Meetings Rules, once the committee has “opened the floor for interested parties to speak.” Once the committee is finished with your agenda item, the host will mute you permanently, unless the committee opens the floor again.
9. What devices should I use?
  - a. Smart phone (please see more detailed instructions on page 3)
  - b. Land line
  - c. Tablet—well in advance of the meeting, please download the Zoom Meeting app before you join a meeting by using either the Apple Store or the Play Store. You will be asked to input your name, thus identifying you for the meeting. You’ll also be asked to verify your email.
  - d. Computer—well in advance of the meeting, please download the Zoom Meeting app, but you can also click on a link to open the Zoom Meeting in your browser. You will be asked to input your name, thus identifying you for the meeting.
  - e. For tablet and computer users—if you download the app you will be asked to verify your email.
10. Zoom etiquette
  - a. Muting yourselves when you’re not talking will prevent your background noise from interfering with others’ ability to listen to and participate in the meeting.
  - b. If you’re using a telephone, please identify yourself with your phone number and name before you speak. Zoom meeting hosts can see only your telephone number and will ask you to identify yourselves.
11. Closed session
  - a. Persons in the Zoom meeting will be put into a waiting room while the committee meets in Closed Session. Participants will be admitted back into the Zoom meeting once the committee reconvenes in Open Session.
  - b. Persons watching live on YouTube will see a gray screen with the City logo during closed session.
12. Persons interested in attending anonymously or listening to the meeting may call in by dialing \*67 followed by the phone number above.

## Calling into the Zoom meeting using a smartphone

1. Dial the phone number listed at the beginning of this document.
2. When prompted, enter the Meeting ID number followed by #
  - a. If you're using a smartphone, you can access the keypad by clicking "Keypad" on your screen



3. Once you are in the meeting, notify the meeting host that you are in and state your name.
4. If you do not need to talk, please make sure your phone is on **Mute**
  - a. If you're using a smartphone, look at your screen and click the Mute button



- b. If you're using a computer, you should see a Mute button in the Zoom application





# **MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY**

**TUESDAY, AUGUST 11, 2020, 1:30 PM**  
**Virtual Meeting. Public may join via Zoom.**

## **A. ZOOM MEETING INFORMATION**

I. This item contains documents which provide call in information and instructions for the Zoom Meeting.

## **B. ROLL CALL.**

I. Members: Gary Delveaux, Chair; Matt Schueller, Vice-Chair; Ald. Barbara Dorff, James Blumreich, Deby Dehn, Kathy Hinkfuss, and Melanie Parma.

Liaisons: Chelsea Kocken, Jeff Mirkes, and Leah Weycker.

Members Present: Matt Schueller, Barbara Dorff, Gary J. Delveaux, Deby Dehn, James Blumreich, Kathy Hinkfuss

Members Excused: Melanie Parma

Liaisons Present: Jeff Mirkes

## **C. APPROVAL OF THE AGENDA.**

I. Approval of the agenda for the August 11, 2020, meeting of the Redevelopment Authority.

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to approve the agenda. Motion carried.  
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Matt Schueller, Deby Dehn, No- None,  
Abstain- None

#### **D. APPROVAL OF MINUTES.**

I. Approval of the minutes from the July 14, 2020, meeting of the Redevelopment Authority.

Moved by James Blumreich, seconded by Matt Schueller to approve the minutes from the July 14, 2020, meeting. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn,  
No- None, Abstain- None

#### **E. REGULAR BUSINESS.**

I. Appointment of Cheryl Renier-Wigg as Interim Secretary/Executive Director.

Moved by James Blumreich, seconded by Ald. Barbara Dorff to approve the appointment of Cheryl Renier-Wigg as Interim Secretary/Executive Director effective end of day on August 21, 2020. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn,  
No- None, Abstain- None

2. Consideration with possible action on Term Sheet 20-02 with Gorman and Company for a development project at 227 N. Quincy St., 221 N. Quincy St., 624 Pine St., 618 Pine St., 616 Pine St., and 505 Cherry St. (Tax Parcels 11-156, 11-157, 11-158, 11-159, 11-160, and 11-191) (Associated Bank Parking Lot).

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

Moved by Matt Schueller, seconded by Kathy Hinkfuss to open the floor for discussion. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

Moved by James Blumreich, seconded by Kathy Hinkfuss to close the floor for discussion. Motion carried.

Yes- Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

(Ald. Barbara Dorff's Zoom connection was lost during the motion and vote, but the quorum was maintained.)

Moved by Matt Schueller, seconded by Deby Dehn to approve the Term Sheet 20-02 with Gorman and Company for a development project at 227 N. Quincy St., 221 N. Quincy St., 624 Pine St., 618 Pine St., 616 Pine St., and 505 Cherry St. (Tax Parcels 11-156, 11-157, 11-158, 11-159, 11-160, and 11-191) (Associated Bank Parking Lot), subject to minor legal and technical revisions. Motion carried.

Yes- Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

3. Consideration with possible action on Term Sheet 20-03 with Van Ess Family Limited Partnership for a development project at 425 S. Adams St. and 441 S. Adams St. (Tax Parcels 13-99 and 13-98).

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

(Ald. Barbara Dorff re-established connection for the start of this item.)

Moved by James Blumreich, seconded by Kathy Hinkfuss to open the floor. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn,  
No- None, Abstain- None

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to close the floor. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn,  
No- None, Abstain- None

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to approve Term Sheet 20-03 with Van Ess Family Limited Partnership for a development project at 425 S. Adams St. and 441 S. Adams St. (Tax Parcels 13-99 and 13-98), subject to minor legal and technical revisions. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn,  
No- None, Abstain- None

4. Consideration with possible action on a planning option with MVAH Partners, LLC for the properties located on the 1100 Block of East Walnut Street (Tax Parcels 14-195 through 14-202).

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

Moved by James Blumreich, seconded by Kathy Hinkfuss to open the floor. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn,  
No- None, Abstain- None

Moved by James Blumreich, seconded by Matt Schueller to close the floor. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn,  
No- None, Abstain- None

Moved by James Blumreich, seconded by Matt Schueller to approve a planning option with MVAH Partners, LLC until April 30, 2021 for the properties located on the 1100 Block of East Walnut Street (Tax Parcels 14-195 through 14-202). Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn,  
No- None, Abstain- None

5. Consideration with possible action on the acquisition of 525 11th Avenue (Tax Parcel 2-432) using Neighborhood Enhancement Funds.

Moved by Ald. Barbara Dorff, seconded by Deby Dehn to approve the purchase of 525 11th Avenue (Tax Parcel 2-432) using \$15,000.00 of Neighborhood Enhancement Funds. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn,  
No- None, Abstain- None

6. Consideration with possible action on the reallocation of one hundred seventy thousand dollars (\$170,000.00) from the 2019 Community Development Block Grant (CDBG) Small Business Pandemic Relief Funding to the CDBG Economic Development Revolving Loan fund.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to authorize the reallocation of One Hundred Seventy Thousand dollars (\$170,000.00) from the 2019 Community Development Block Grant (CDBG) Small Business Pandemic Relief Funding to the CDBG Economic Development Revolving Loan fund. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn,  
No- None, Abstain- None

7. Consideration with possible action on Purchase and Sale Agreement to acquire Tax Parcels 6-9, 6-10, 6-11, 6-12, 6-12-1, 6-12-2, 6-12-3, 6-12-4, 6-12-5, 6-12-A, 6-12-A-1, 6-12-B, 6-12-B-1, 6-13, 6-13-1, 6-13-A, 6-15, 6-15-A, 6-16, 6-17, 6-31, and 6-34 from Wisconsin Public Service Corporation (Pulliam Plant).

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to go into closed session at 2:41 p.m.  
Motion carried.

Matt Schueller read the closed session language.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn,  
No- None, Abstain- None

Moved by Kathy Hinkfuss, seconded by Ald. Barbara Dorff to return to regular order of business at 3:15 p.m. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None,  
Abstain- None

(James Blumreich was excused during closed session.)

G. Delveaux reported that City and County staff was directed to proceed as directed in closed session in regards to the Pulliam Plant.

## **F. INFORMATIONAL.**

1. Financial report and check register.

No action was taken.

2. Director's report and project updates.

No action was taken.

3. Next meeting: September 8, 2020 at 1:30 PM.

## **G. ADJOURNMENT.**

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to adjourn. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None,  
Abstain- None



# **MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY**

**TUESDAY, AUGUST 25, 2020, 1:30 PM**  
**Virtual Meeting. Public may join via Zoom.**

## **A. ZOOM MEETING INFORMATION.**

I. This item contains documents which provide call in information and instructions for the Zoom Meeting.

## **B. ROLL CALL.**

I. Members: Gary Delveaux, Chair; Matt Schueller, Vice-Chair; Ald. Barbara Dorff, James Blumreich, Deby Dehn, Kathy Hinkfuss, and Melanie Parma.

Liaisons: Chelsea Kocken, Jeff Mirkes, and Leah Weycker.

Present: Gary J. Delveaux, Deby Dehn, Matt Schueller, James Blumreich, Barbara Dorff, Excused: Kathy Hinkfuss and Melanie Parma Absent:None

Liaisons Present: Leah Weycker

Others Present: Ald. Lynn Gerlach

## **C. APPROVAL OF THE AGENDA.**

I. Approval of the agenda for the August 25, 2020, meeting of the Redevelopment Authority.

Moved by Gary J. Delveaux, seconded by Matt Schueller to amend the agenda moving Agenda Item E14 to the first item before the public Hearings. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Matt Schueller, Deby Dehn, No- None, Abstain- None

#### **D. PUBLIC HEARINGS.**

Chair Gary Delveaux opened the public hearing asking for public comments regarding TID's 7, 8, 9, 12, 14, and 17. Chair Gary Delveaux asked two additional times if there was any present who wished to speak at the public hearing regarding TID's 7, 8, 9, 12, 14, and 17. Hearing/seeing no one, the public hearing was closed.

- 1) Consideration with possible action to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.
- 2) Consideration with possible action to adopt an Affordable Housing Extension Resolution for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.
- 3) Consideration with possible action to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.
- 4) Consideration with possible action to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Eight (8), Henry and Morrow Streets.
- 5) Consideration with possible action to adopt an Affordable Housing Extension Resolution for TID Eight (8), Henry and Morrow Streets.
- 6) Consideration with possible action to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Eight (8), Henry and Morrow Streets.
- 7) Consideration with possible action to adopt a Resolution amending the Project Plan for TID Nine (9), State Highway 54/57 Business Park. The proposed costs include projects within the proposed boundary and within a one-half (1/2) mile radius of the proposed boundary of the TID.
- 8) Consideration with possible action to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Nine (9), State Highway 54/57 Business Park.
- 9) Consideration with possible action to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Twelve (12), I-43 Commercial Development.
- 10) Consideration with possible action to adopt an Affordable Housing Extension Resolution for TID Twelve (12), I-43 Commercial Development.
- 11) Consideration with possible action to adopt a Termination Resolution for the dissolution of a TID Plan, for the closure of TID Twelve (12), I-43 Commercial Development.
- 12) Consideration with possible action to adopt a Standard Extension Resolution for TID Fourteen (14), North Broadway Redevelopment.
- 13) Consideration with possible action to adopt a Termination Resolution for the dissolution of a TID Plan, for the closure of TID Seventeen (17), 900 Block North Broadway.

#### **E. REGULAR BUSINESS.**

1. Consideration with possible action to adopt a Resolution amending the Project Plan for TID Nine (9), State Highway 54/57 Business Park. The proposed costs include projects within the proposed boundary and within a one-half (1/2) mile radius of the proposed boundary of the TID. Items E1 and E2 were discussed together as they both pertain to TID Nine (9).

Moved by James Blumreich, seconded by Ald. Barbara Dorff to adopt a Resolution amending the Project Plan for TID Nine (9), State Highway 54/57 Business Park. The proposed costs include projects within the proposed boundary and within a one-half (1/2) mile radius of the proposed boundary of the TID. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Matt Schueller, Deby Dehn, No- None, Abstain- None

2. Consideration with possible action to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Nine (9), State Highway 54/57 Business Park.

Moved by James Blumreich, seconded by Ald. Barbara Dorff to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Nine (9), State Highway 54/57 Business Park. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Matt Schueller, Deby Dehn, No- None, Abstain- None

3. Consideration with possible action to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.

Agenda Items E3, E4 and E5 were all discussed at the same as they pertain to TID Seven (7).

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Matt Schueller, Deby Dehn, No- None, Abstain- None

4. Consideration with possible action to adopt an Affordable Housing Extension Resolution for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.

Moved by Matt Schueller, seconded by Ald. Barbara Dorff to adopt an Affordable Housing Extension Resolution for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Matt Schueller, Deby Dehn, No- None, Abstain- None

5. Consideration with possible action to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.

Moved by Ald. Barbara Dorff, seconded by James Blumreich to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Matt Schueller, Deby Dehn, No- None, Abstain- None

6. Consideration with possible action to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Eight (8), Henry and Morrow Streets.

Agenda Items E6, E7 and E8 were discussed at the same time as they pertain to TID Eight (8).

Moved by James Blumreich, seconded by Deby Dehn to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Eight (8), Henry and Morrow Streets. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Matt Schueller, Deby Dehn, No- None, Abstain- None

7. Consideration with possible action to adopt an Affordable Housing Extension Resolution for TID Eight (8), Henry and Morrow Streets.

Moved by Matt Schueller, seconded by James Blumreich to adopt an Affordable Housing Extension Resolution for TID Eight (8), Henry and Morrow Streets. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Matt Schueller, Deby Dehn, No- None, Abstain- None

8. Consideration with possible action to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Eight (8), Henry and Morrow Streets.

Moved by Ald. Barbara Dorff, seconded by James Blumreich to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Eight (8), Henry and Morrow Streets. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Matt Schueller, Deby Dehn, No- None, Abstain- None

9. Consideration with possible action to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Twelve (12), I-43 Commercial Development.

Agenda Items E9, E10 and E11 were discussed at the same time as they pertain to TID Twelve (12).

Moved by Matt Schueller, seconded by James Blumreich to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Twelve (12), I-43 Commercial Development. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Matt Schueller, Deby Dehn, No- None, Abstain- None

10. Consideration with possible action to adopt an Affordable Housing Extension Resolution for TID Twelve (12), I-43 Commercial Development.

Moved by Ald. Barbara Dorff, seconded by Deby Dehn to adopt an Affordable Housing Extension Resolution for TID Twelve (12), I-43 Commercial Development. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Matt Schueller, Deby Dehn, No- None, Abstain- None

11. Consideration with possible action to adopt a Termination Resolution for the dissolution of a TID Plan, for the closure of TID Twelve (12), I-43 Commercial Development.

Moved by James Blumreich, seconded by Ald. Barbara Dorff to adopt a Termination Resolution for the dissolution of a TID Plan, for the closure of TID Twelve (12), I-43 Commercial Development. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Matt Schueller, Deby Dehn, No- None, Abstain- None

12. Consideration with possible action to adopt a Standard Extension Resolution for TID Fourteen (14), North Broadway Redevelopment.

Moved by Ald. Barbara Dorff, seconded by James Blumreich to uphold the decision of the Joint Review Board to table the request to adopt a of Standard Extension Resolution for TID Fourteen (14), North Broadway Redevelopment. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Matt Schueller, Deby Dehn, No- None, Abstain- None

13. Consideration with possible action to adopt a Termination Resolution for the dissolution of a TID Plan, for the closure of TID Seventeen (17), 900 Block North Broadway.

Moved by James Blumreich, seconded by Matt Schueller to adopt a Termination Resolution for the dissolution of a TID Plan, for the closure of TID Seventeen (17), 900 Block North Broadway. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Matt Schueller, Deby Dehn, No- None, Abstain- None

14. Consideration with possible action on a request for 12 months of deferred payments and interest on the RDA-TIF loan that was made to the Quality Inn & Suites at 321 S. Washington Street (Parcel 13-39).

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

This item was moved to the first order of business prior to the TID Public Hearings.

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to approve the 12 months of deferred payments and interest on the RDA-TIF loan that was made to the Quality Inn & Suites at 321 S. Washington Street (Parcel 13-39). Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Matt Schueller, Deby Dehn, No- None, Abstain- None

## **F. INFORMATIONAL.**

I. Next Meeting: Tuesday, September 8, 2020.

## **G. ADJOURNMENT.**

Moved by Ald. Barbara Dorff, seconded by Deby Dehn to adjourn. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Matt Schueller, Deby Dehn, No- None, Abstain- None



Report to the  
Redevelopment Authority  
of the City of Green Bay

#### MEETING DATE

September 8, 2020

#### PREPARED BY

Will Peters

#### AGENDA ITEM # E.I

Consideration with possible action on the disposition of 840 13th Avenue (Tax Parcel 2-552) to Greater Green Bay Habitat for Humanity for the construction of a single-family home.

#### BACKGROUND

Greater Green Bay Habitat for Humanity has been working in neighborhood development for many years and the RDA has deeded numerous parcels to the organization for new home construction. With the City's design standards for new home construction on infill lots requiring a design that fits the neighborhood, Habitat continually seeks parcels within the City that allow for a single-story home to be constructed in order to keep construction costs low. Habitat has selected 840 13th Avenue for construction in Green Bay for 2021. Staff has reviewed the design proposed and supports the redevelopment of these parcels with minor changes to the plans to further enhance the design to better fit the neighborhood (i.e. windows, garage placement, exterior materials, etc.)

#### RECOMMENDATION

Approve the disposition of 840 13th Avenue (Tax Parcel 2-552) to Greater Green Bay Habitat for Humanity for the construction of a single-family home and allow staff to work with the developer to finalize design plans.

#### FISCAL IMPACT

Purchased 10/18/19 for \$49,821.54 with CDBG.

#### ATTACHMENTS

1. DISPO 20-13 - Report Info
2. DISPO 20-13 - Proposal
3. DISPO 20-13 - Site Plan
4. DISPO 20-13 - Build Plan

840 13<sup>th</sup> Avenue



Property Information:

Parcel ID ..... 2-552  
Lot Size..... 53' x 122'  
Zoning..... Residential One

Tax Information:

Land Value..... \$15,400

## Request for Lot Acquisition

### 840 13<sup>th</sup> Avenue Green Bay, WI 54304

August 19, 2020

**Submitted to:**

Green Bay Redevelopment Authority  
100 N Jefferson Street, Room 608  
Green Bay, WI 54301

**Submitted by:**

Greater Green Bay Habitat for Humanity  
1967 Allouez Avenue  
Green Bay, WI 54311

**Request for Proposal Outline:****Developer Name:**

Greater Green Bay Habitat for Humanity  
1967 Allouez Avenue  
Green Bay, WI 54311

**Primary Points of Contact:**

Michelle Heeler  
Family Services Director  
920-593-5782

Nate Zepnick  
Construction Manager  
920-362-7888

**About Greater Green Bay Habitat for Humanity (GGBHFH):**

**Vision:** a world where everyone has a decent place to live.

**Mission:** seeking to put God's love into action, Habitat for Humanity brings people together to build homes, communities, and hope.

**GGBHFH History:** started in the community in 1987. In our 33 years, we've built over 120 homes in Brown County, impacting over 500 adults and 300 children.

**Homeownership program:** Habitat builds homes and sells them to qualified applicants with a 0% interest mortgage. Homeowners pay a mortgage, homeowners insurance and property taxes. Homeowners benefit from decent, affordable housing, and the community benefits from an increase in tax revenue.

**ReStore:** The ReStore is a retail operation that collects and sells donated home goods and building materials. Profits from the ReStore are used to build homes in Brown County.

**GGBHFH 2019 impact:** 924 volunteers donated 25,893 hours. Our homeowners pay \$298,653 in property taxes each year, adding a total of \$12.6 million to the tax base since 1987. \$1.6 million is spent annually with local suppliers and contractors. 6,204,345 lbs. of material has been diverted from landfills since opening the ReStore in 2009.

## 1. Investment: Describe the Project

Greater Green Bay Habitat for Humanity (Habitat) proposes to purchase the lot at 840 13th Avenue Green Bay, WI 54304 and build a single story home with a single stall attached garage to the side of the house facing 5<sup>th</sup> street. The current neighborhood consists of single story homes and apartment complexes. Habitat is requesting to purchase the lot at \$0.00. Habitat serves LMI Individuals and families who meet 30%-80% of the Brown County Median Income who meet the need for housing, ability to re-pay a mortgage, and willingness to partner. The proposed home will have a minimum of 2 bedrooms and 1 bathroom. Additional bedrooms/bathrooms will be in the lower level based on needs of the homebuyer. At this time Habitat is not requesting additional funds for construction unless house modifications are needed from proposed build plan.

## 2. Scope of New Construction:

- Greater Green Bay Habitat for Humanity proposes to build a new construction home on the site of 840 13<sup>th</sup> Avenue. The proposed house is a 2 bedroom, 2 bath home with an attached garage to the side of the house, the estimated square footage is 1,014.
- **Type of Construction:** 8' full basement, wood frame (2 x 6 exterior walls, 2 x 4 interior walls), architectural shingles used on roofs will be 30-year asphalt, vinyl and shake siding will be installed on the exterior of the house with aluminum soffits and fascia, gutters and down spouts will be aluminum.
- **Insulation:** The house will be built to meet Energy Star standards including, insulated exterior walls R-19 value, R-50 blown in insulation in ceilings, all bathroom walls insulated and box sills spray foam insulated.
- **Doors:** Entry doors will be vinyl white fiberglass doors.
- **Windows:** every room will have at least one window on the 1<sup>st</sup> floor and two egress windows in the lower level.
- **Driveway/walkway:** driveway apron will be concrete from the street/curb up to and including the city sidewalk facing 5<sup>th</sup> street. The front entrance will also have a concrete sidewalk to the city sidewalk facing 13<sup>th</sup> Avenue (not drawn on site plan).
- **Entrance:** the front entrance stoop/porch shall be covered. Concrete steps and/or handrail will be provided if door opening is more than 8" above grade per code.
- **Landscaping:** The lawn will be graded and seeded by Habitat. Homeowner(s) is responsible for maintenance and additional landscaping if desired by homeowner.

### 3. Capacity: Timetable of Construction Activity

- September 2020- Request for Lot Acquisition of 840 13<sup>th</sup> Avenue
- October 2020 RDA Approval & Lot Purchase/transfer
- January 2021- GGBHFH planning & Homeowner lot assignment
- April 2021- permit obtained
- May 2021- Excavation/foundation
- June 2021-October 2021 Construction of home
- November 2021- estimated completion, home dedication and certificate of occupancy

### 4. Financials

Greater Green Bay Habitat for Humanity receives funding from our ReStore, through grants, donations and homeowner mortgage payments. Mortgages are based on the financial capability of the approved individual or family. No funds are being requested through the Redevelopment Authority, except for lot purchase at zero cost.

### 5. Contractor's Qualifications and Experience

Greater Green Bay Habitat for Humanity has been building homes in Brown County since 1987. In those 33 years, Habitat has dedicated 120 homes. Habitat has been working with the Redevelopment Authority since 2015 to secure funding to assist in the construction of new homes for LMI individuals.

Greater Green Bay Habitat for Humanity plans to construct 5 new homes in our fiscal year 2020-2021 and 6 new homes in fiscal year 2021-2022. Habitat employs one full time Construction Manager, and a full-time Construction Coordinator. They are responsible for the planning, coordination of contractors, vendors, build scheduling, and day to day functions on the build site. Both Construction staff maintain their contractor qualifier certification. Habitat also has numerous volunteers and future homebuyers that help with the construction of single story homes to help maintain affordable construction costs.

All homes are built to meet or exceed the minimum construction standards required by building code and are energy efficient. Greater Green Bay Habitat for Humanity does not discriminate against race, color, creed, religion, national origin, sexual orientation, marital status, disability, or family status. Habitat seeks competitive pricing in order to minimize the costs to the future homeowner. Here are some of the consistent contractors that are used.

|                  |               |
|------------------|---------------|
| <b>Excavator</b> | AG Excavating |
|------------------|---------------|

|                               |                                                       |
|-------------------------------|-------------------------------------------------------|
| <b>Roofing</b>                | Security Luebke Roofing<br>Advance Roofing and Siding |
| <b>Foundation work</b>        | Jacobs Brothers                                       |
| <b>Plumbing</b>               | Jim Cornell Plumbing                                  |
| <b>Heating and Cooling</b>    | Hurckman Heating and Cooling                          |
| <b>Electrical</b>             | Nickel Electric                                       |
| <b>Concrete Flatwork</b>      | Loch Construction<br>Brian's Quality Concrete         |
| <b>Cabinetry</b>              | Cabinet Connection                                    |
| <b>Flooring</b>               | HJ Martin                                             |
| <b>Insulation</b>             | Comfort Pro Insulators                                |
| <b>Construction Materials</b> | Wisconsin Building Supply                             |
| <b>Windows and Doors</b>      | Wisconsin Building Supply                             |
| <b>Siding and Soffit</b>      | Wisconsin Building Supply                             |

We look forward to continuing our partnership.

Respectfully submitted,

**Michelle Heeler**  
Family Services Director

**Nate Zepnick**  
Construction Manager

Attached:

- Basic house description
- Build Plans for 2 bed, 1 bath home, garage to side
- Site plan with build plan on lot



Lot 1 of the recorded plat, "Tank's 5th Addition", Block 68, Section 35, T24N-R20, in the City of Green Bay, Brown County, Wisconsin  
--840 13th Avenue--



Lot 22

Lot 2

Scale: 1" = 20'

THIRTEENTH AVENUE

Scale: 1" = 20'

Legend

## Legend

- Point of record

NOTES

Bearings referenced to the Tank's 5th Addition Plat

30' 30'

FIFTH ST

s 5th Addition Plat

**Client: Client Name**

Tax Parcel: 2-552

Drafted By: KDB

File: H-14020pre-site plan 840 13th 081829 CIVIL 3

File: H-14020pre-site p  
Data File: H-14020.txt

**Client: Client Name**

*Mau & Associates, LLP*

## LAND SURVEYING & PLANNING

CIVIL & WATER RESOURCE ENGINEERING

**CIVIL & WATER RESOURCE ENGINEERING**  
Phone: 920-434-9670 Website: [www.mau-associates.com](http://www.mau-associates.com)  
400 Security Blvd Ste 1 Green Bay, WI 54313-9712

Sheet One of One

Project No.: H-14020

Drawing No.: L-11202

Fieldwork Completed: xx/xx/xx



FRONT ELEVATION

SCALE: 1/4"=1'-0"



REAR ELEVATION

SCALE: 1/4"=1'-0"

IMPORTANT NOTE:

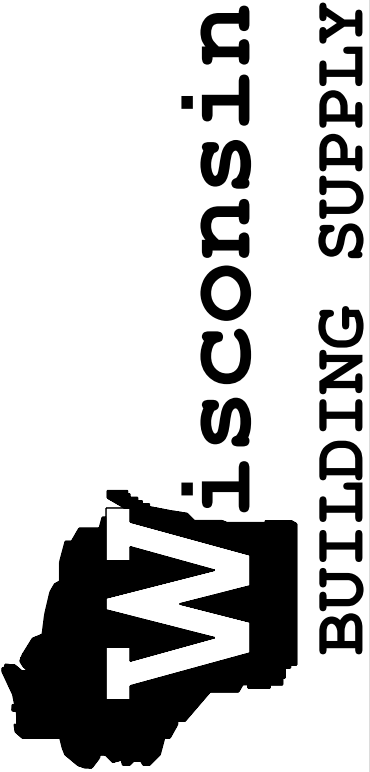
- IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
- IT IS UNDERSTOOD THAT THE WISCONSIN UNIFORM DWELLING CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

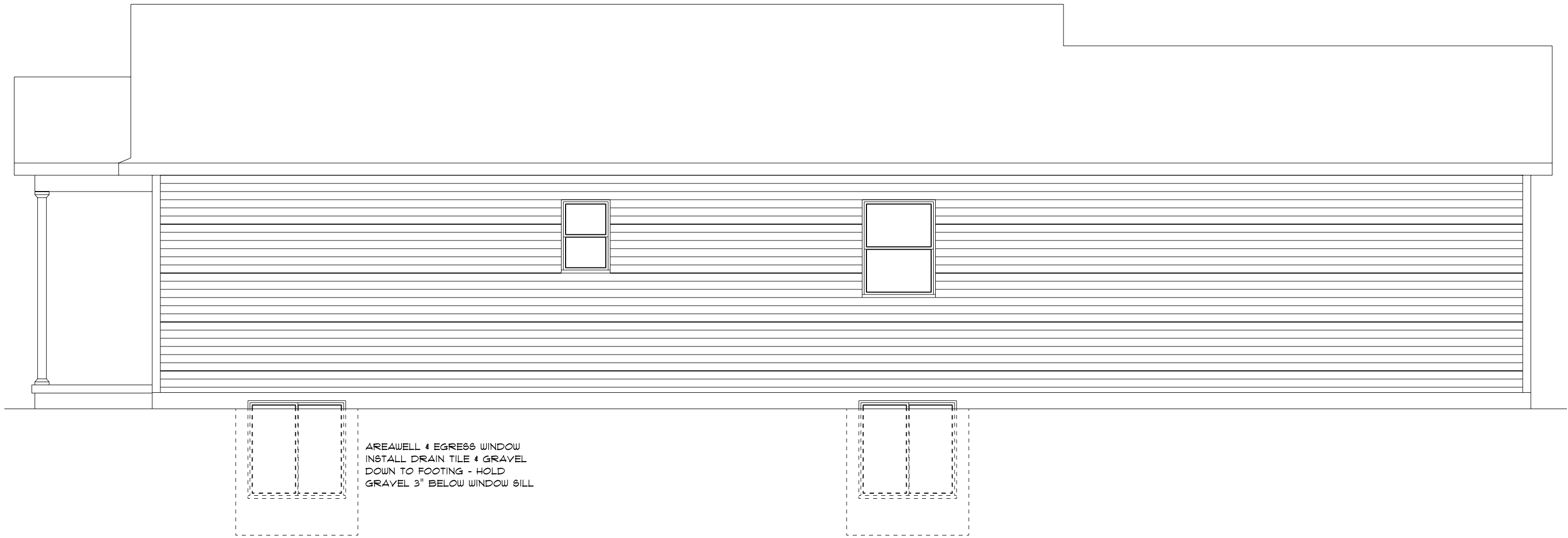
CUSTOM DESIGNED FOR: GREATER GREEN BAY HABITAT FOR HUMANITY

|                                        |  |                     |
|----------------------------------------|--|---------------------|
| JOB NAME: 922 Silver St. - Garage Back |  | SQ. FT.: 1014       |
| DRAWN BY: AME SCHULKE                  |  | SCALE: 1/4" = 1'-0" |
| DATE: 25 Jan 2016                      |  | REVISIONS:          |
| (14-203-R)                             |  | PLAN NO.: 16-012-R  |

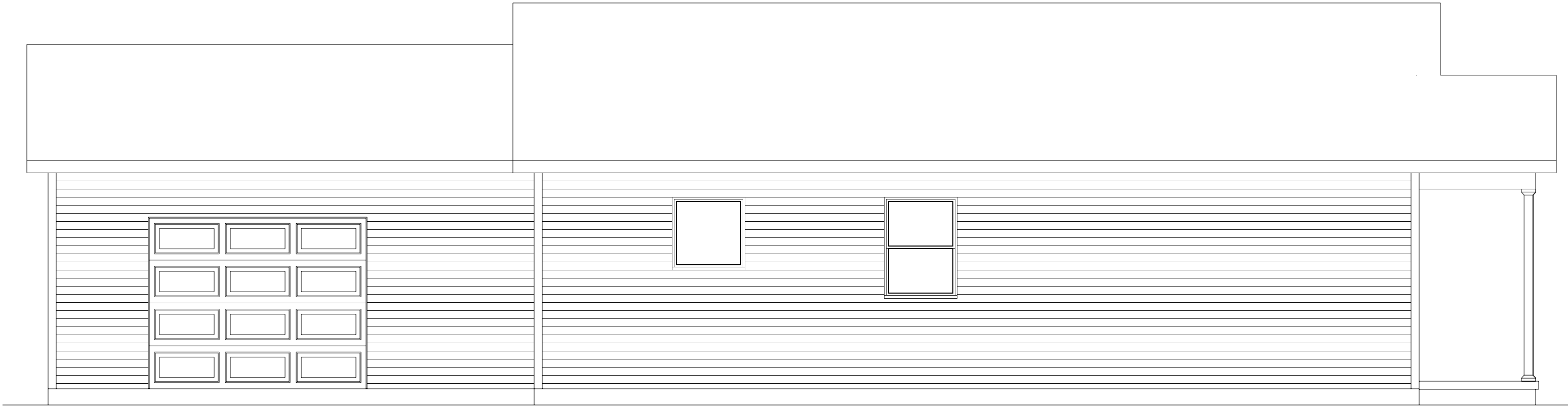
OFFICE:  
PHONE (920) 496-5080  
FAX (920) 494-9510  
1890 LARSEN ROAD  
P.O. BOX 10001  
GREEN BAY, WI 54301

COMPONENTS:  
PHONE (920) 496-5094  
FAX (920) 498-1215  
1145 MORRIS TERRACE  
GREEN BAY, WI 54303





RIGHT ELEVATION  
SCALE: 1/4"=1'-0"



LEFT ELEVATION  
SCALE: 1/4"=1'-0"

IMPORTANT NOTE:

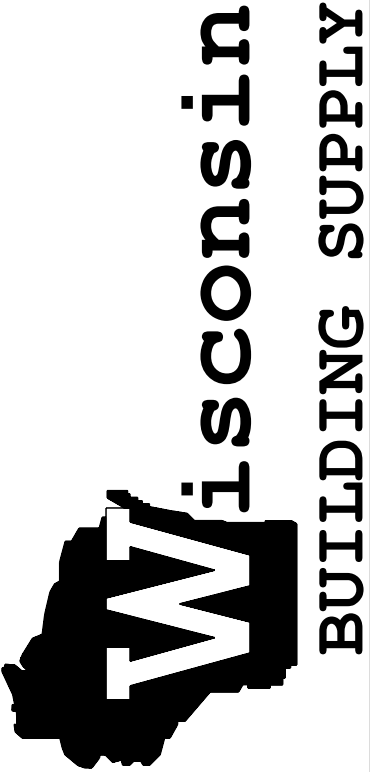
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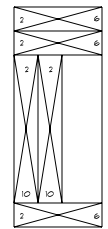
CUSTOM DESIGNED FOR: GREATER GREEN BAY  
HABITAT FOR HUMANITY

|                                        |  |                     |
|----------------------------------------|--|---------------------|
| JOB NAME: 922 Silver St. - Garage Back |  | SQ. FT.: 1014       |
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EXTERIOR WALL HEADERS

INTERIOR DOOR HEADERS - MADE OF 2-2x4 ONLY

| Plan Code | Count | Library Name  | R.O. Width | R.O. HT. | Header Width | Shoulder Stud & No. Each Side | Cripple Stud | Headers Made of 2-2x4<br>To Lay Flat On Shoulder Studs |
|-----------|-------|---------------|------------|----------|--------------|-------------------------------|--------------|--------------------------------------------------------|
| 5-0       | 1     | Bypass Door   | 60"        | 82 1/2"  | 83"          | (1) 81" 2x4                   |              |                                                        |
| 6-0       | 1     | Bypass Door   | 72"        | 82 1/2"  | 75"          | (1) 81" 2x4                   |              |                                                        |
| 2-8       | 2     | Interior Door | 34"        | 82 1/2"  | 37"          | (1) 81" 2x4                   |              |                                                        |
| 3-0       | 3     | Interior Door | 38"        | 82 1/2"  | 41"          | (1) 81" 2x4                   |              |                                                        |

EXTERIOR WINDOW & DOOR HEADERS - MADE OF 2-2x10 ONLY  
WITH 2x6 BOTTOM PLATE - SEE DETAIL ABOVE

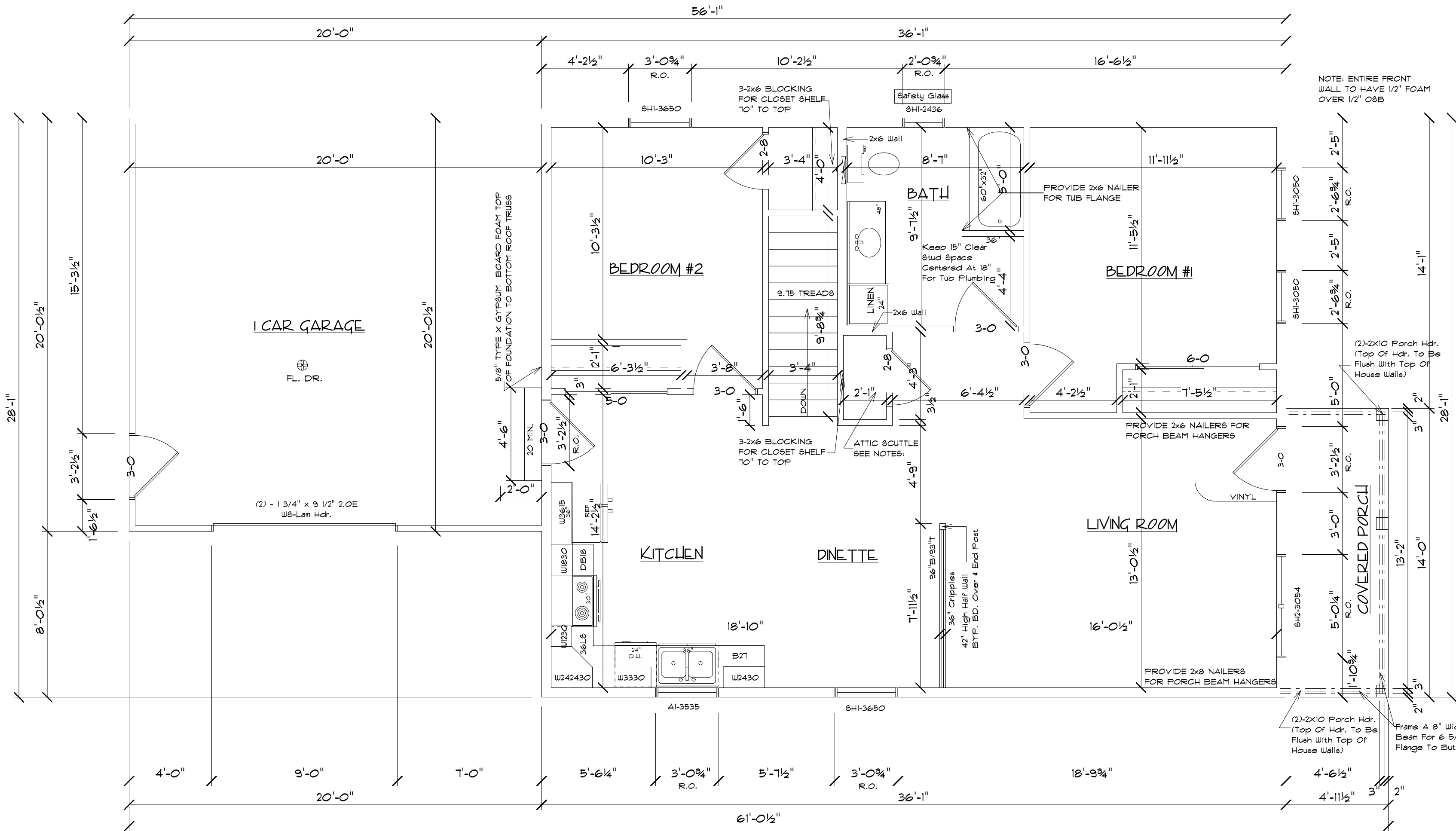
| Plan Code | Count | Library Name                | R.O. Width | R.O. HT.  | Header Width    | Shoulder Stud & No. Each Side | Cripple Stud               | Headers Made of 2-2x10<br>With 2x6 Bottom Plate<br>Per Detail Shown Above |
|-----------|-------|-----------------------------|------------|-----------|-----------------|-------------------------------|----------------------------|---------------------------------------------------------------------------|
| 3-0       | 3     | Exterior Door               | 38 1/2"    | 83 3/8"   | 41 1/2"         | (1) 81 7/8" 2x6               |                            |                                                                           |
| 9-0       | 1     | Overhead Door               | 9'-0"      | 7'-0 7/8" | 9'-6" (2) 2x10* | (2) 83 3/8"                   |                            |                                                                           |
| SH1-2436  | 1     | Single Hung w/ Safety Glass | 24 3/4"    | 36 3/4"   | 27 3/4"         | (1) 81 7/8" 2x6               | 43 5/8" 2x6<br>29 5/8" 2x6 |                                                                           |
| SH1-3050  | 2     | Single Hung                 | 30 3/4"    | 50 3/4"   | 33 3/4"         | (1) 81 7/8" 2x6               | 29 5/8" 2x6                |                                                                           |
| SH1-3650  | 2     | Single Hung                 | 36 3/4"    | 50 3/4"   | 39 3/4"         | (1) 81 7/8" 2x6               | 29 5/8" 2x6                |                                                                           |
| SH2-3054  | 1     | Single Hung                 | 60 1/4"    | 54 3/4"   | 66 1/4"         | (1) 81 7/8" 2x6               | 25 5/8" 2x6                |                                                                           |
| A1-3535   | 1     | Awning                      | 36 3/4"    | 36 3/4"   | 39 3/4"         | (1) 81 7/8" 2x6               | 43 5/8" 2x6                |                                                                           |

NOTE: BEFORE CUTTING SHOULDER STUDS AND CRIPPLE STUDS, VERIFY THAT 2x10 ARE ACTUALLY 9 1/4". IF NOT ADJUST LENGTH TO MATCH HEADER WIDTH.

\* NAIL PIECE OF 1/2" OSB BETWEEN HEADER MEMBERS

\*\* INSTALL 1/2" OSB GLUED AND NAILED TO 3/4" OSB DECK AT THRESHOLD TO RAISE DOOR 1/2" ABOVE FLOOR

83 3/8" ROUGH OPENING IS FROM 3/4" DECKING.



FLOOR PLAN

SCALE: 1/4"=1'-0"

8'-1 1/8" CLG. HT.  
1014 SQ. FT.  
400 SQ. FT. (GARAGE)  
TO SQ. FT. (COVERED PORCH)

NOTE:

EXTERIOR DIMENSIONS ARE SHOWN TO REFLECT HOUSE FRAMING WALLS HELD OUT 1/2" FOR EXTERIOR WALL SHEATHING TO FLUSH OUT WITH 1" FOUNDATION FOAM.

NOTE:

BUILDER RESPONSIBLE TO TRANSFER POINT LOADS FROM ABOVE THROUGH THE FLOOR SYSTEM, AND OTHER WALLS WITH SOLID BLOCKING DOWN TO FOUNDATION WALLS BELOW

NOTES:

- FLOOR SYSTEM: 1ST FLR: 9 1/2" I-JOISTS @ 19.2" O.C.  
LOADING: TOTAL LOAD = 50\*  
LL = 40\*  
DL = 10\*  
(ADDITIONAL 10\* DL @ TILE AREAS)  
(ADDITIONAL 25\* DL @ GRANITE AREAS)  
FLOOR DEFLECTION: LL = L/360  
TL = L/240  
DURATION OF LOAD: 1.00%
- ROOF SYSTEM: WOOD TRUSSES @ 24" O.C.  
LOADING: TOTAL LOAD = 50\*  
TCLL = 30\*  
TCDL = 10\*  
BCDL = 10\*  
ROOF DEFLECTION: LL = L/240  
TL = L/180  
DURATION OF LOAD: 1.15%
- STD. HEADERS: (2)-2x10
- EXT. WALL STUDS: 1ST FLR: 2x6-92 5/8"
- INT. WALL STUDS: 1ST FLR: 2x4-92 5/8"
- WINDOW SIZES SHOWN ARE FOR SILVERLINE WINDOWS  
SEE CATALOG FOR DETAILS
- ALL DIMENSIONS SHOWN ARE TO FACE OF STUD.
- STAIRS: BSMT. TO 1ST FLR: 13 RISERS @ 11 13-16"  
12 TREADS @ 9 15"
- PROVIDE ATTIC ACCESS PANEL W/ 2 - 2" FOAM ON BACK OF 5/8" GYPSUM BOARD. SET ON FOAM WEATHERSTRIP  
ROUGH OPENING TO BE 16 1/2"x21". PROVIDE 1/2" OSB INSULATION BAFFLES 16" TO TOP MEASURED FROM BOTTOM OF TRUSSES.  
MIN. CODE CLEAR FINISH OPEN OF ACCESS IS 14"x24"
- AT BEDROOM 2, BASEMENT BEDROOMS, AND HALL CLOSETS INSTALL MINIMUM OF 3-2x6 BACKING FOR CLOSET POLE BRACKET CENTERED IN CLOSET AT 10" TO TOP
- FOR STAIR RAILING INSTALL MINIMUM OF 2 -2x6 BLOCKING AT TOP AND BOTTOM OF STAIRS, AND 3 AT MIDDLE SPACED 3'-3" APART AT 36" TO TOP OF BLOCKING FOR A TOTAL OF FIVE BRACKETS SPACED
- THE ABOVE CONDITIONS LISTED ARE STANDARD FOR THIS PLAN (EXCEPTIONS ARE NOTED ON THE PLAN)

IMPORTANT NOTE:

- IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
- IT IS UNDERSTOOD THAT THE WISCONSIN UNIFORM DWELLING CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

CUSTOM DESIGNED FOR:

GREATER GREEN BAY  
HABITAT FOR HUMANITY

JOB NAME: 922 Silver St. - Garage Back

DRAWN BY: AME SCHUEKE

SQ. FT.: 1014

DATE: 25 Jan 2016

SCALE: 1/4" = 1'-0"

REVISIONS:  
(14-203-R)

PLAN NO.: 16-012-R

OFFICE:  
PHONE (920) 496-5080  
FAX (920) 494-9510  
1990 LARSEN ROAD  
P.O. BOX 10001  
GREEN BAY, WI 54301

COMPONENTS:  
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1145 MORRIS TERRACE  
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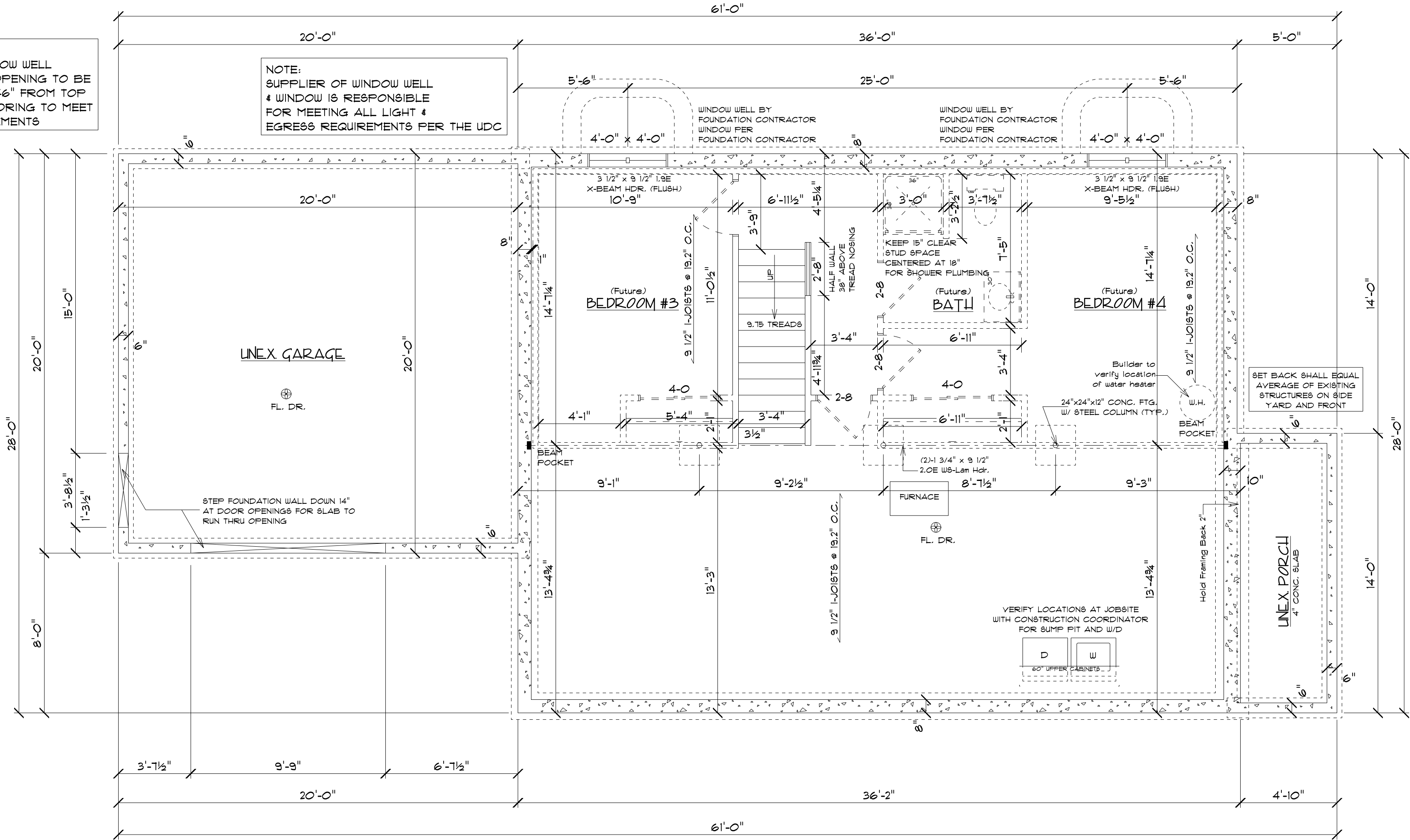
**Wisconsin**  
**BUILDING SUPPLY**

NOTE:  
BOTTOM OF WINDOW WELL  
WINDOW CLEAR OPENING TO BE  
NO MORE THAN 46" FROM TOP  
OF FINISHED FLOORING TO MEET  
EGRESS REQUIREMENTS

NOTE:  
SUPPLIER OF WINDOW WELL  
& WINDOW IS RESPONSIBLE  
FOR MEETING ALL LIGHT &  
EGRESS REQUIREMENTS PER THE UDC

WINDOW WELL BY  
FOUNDATION CONTRACTOR  
WINDOW PER  
FOUNDATION CONTRACTOR

WINDOW WELL BY  
FOUNDATION CONTRACTOR  
WINDOW PER  
FOUNDATION CONTRACTOR



## FOUNDATION PLAN

SCALE: 1/4"=1'-0"

8'-0" FOUNDATION WALL HGT.  
446 SQ. FT. (FUTURE AREA)

### NOTE:

EXTERIOR DIMENSIONS ARE SHOWN TO  
REFLECT HOUSE FRAMING WALLS HELD OUT  
1/2" FOR EXTERIOR WALL SHEATHING TO  
FLUSH OUT WITH 1" FOUNDATION FOAM.

### NOTE:

BUILDER RESPONSIBLE TO TRANSFER POINT LOADS FROM  
ABOVE THROUGH THE FLOOR SYSTEM, AND OTHER WALLS  
WITH SOLID BLOCKING DOWN TO FOUNDATION WALLS BELOW

### NOTES:

- FOUNDATION WALLS:  
HOUSE: 8" POURED CONCRETE WALLS 8'-0" HIGH
- THE FOLLOWING ITEMS ARE TO BE LOCATED IN THE  
FOUNDATION BY THE CONTRACTOR:  
BASEMENT WINDOWS FLOOR DRAINS  
ELECTRIC SERVICES WATER HEATER  
SUMP PIT & PUMP FURNACE
- BUILDER TO PROVIDE HEADERS AT BASEMENT WINDOWS
- POURED CONCRETE FOOTINGS TO BEAR ON  
UNDISTURBED SOIL BELOW THE FROST LINE.
- STEEL COLUMNS TO SUPPORT 12,000 LBS  
UNLESS NOTED OTHERWISE.
- ASSUMED SOIL BEARING CAPACITY IS 2000 PSF. FOOTING  
SIZES MUST BE ADJUSTED FOR VARYING SOIL CONDITIONS.
- FOUNDATION WALLS ARE ASSUMED TO BE UNREINFORCED 3000 PSI  
CONCRETE. WALLS ARE DESIGNED PER UDC TABLE 21.18-8 BASED  
ON HEIGHT OF UNBALANCED FILL.

### NOTE:

BUILDER RESPONSIBLE TO TRANSFER  
POINT LOADS FROM ABOVE, THROUGH  
FLOOR SYSTEM, AND OTHER WALLS  
WITH SOLID BLOCKING DOWN TO  
FOUNDATION WALLS

USE THE FOLLOWING SCHEDULE IF DRICORE PANELS ARE NOT INSTALLED

| Plan Code | Count | Library Name  | R.O. Width | R.O. HT. | Header Width | Shoulder Stud<br>& No. Each Side |
|-----------|-------|---------------|------------|----------|--------------|----------------------------------|
| 4-0       | 2     | Bypass Door   | 48"        | 83 1/2"  | 51"          | (1) 82"                          |
| 2-8       | 4     | Interior Door | 34"        | 83 1/2"  | 37"          | (1) 82"                          |

USE THE FOLLOWING SCHEDULE IF DRICORE PANELS ARE INSTALLED

| Plan Code | Count | Library Name  | R.O. Width | R.O. HT. | Header Width | Shoulder Stud<br>& No. Each Side |
|-----------|-------|---------------|------------|----------|--------------|----------------------------------|
| 4-0       | 2     | Bypass Door   | 48"        | 82 1/2"  | 51"          | (1) 81"                          |
| 2-8       | 4     | Interior Door | 34"        | 82 1/2"  | 37"          | (1) 81"                          |

### IMPORTANT NOTE:

- IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN  
PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE  
GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS  
AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY  
HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
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CUSTOM DESIGNED FOR:  
**GREATER GREEN BAY  
HABITAT FOR HUMANITY**

JOB NAME: 922 Silver St. - Garage Back

DRAWN BY: AME SCHUEKE

DATE: 25 Jan 2016

REVISIONS:

(14-203-R)

SQ. FT.:

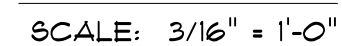
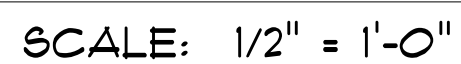
SCALE: 1/4" = 1'-0"

PLAN NO.: 16-012-R

OFFICE:  
PHONE (920) 496-5080  
FAX (920) 494-9510  
1990 LARSEN ROAD  
P.O. BOX 10001  
GREEN BAY, WI 54301

COMPONENTS:  
PHONE (920) 496-5094  
FAX (920) 498-1215  
1145 MORRIS TERRACE  
GREEN BAY, WI 54303

**Wisconsin**  
**BUILDING SUPPLY**



- \* IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
- \* IT IS UNDERSTOOD THAT THE WISCONSIN UNIFORM DWELLING CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

|                                        |                    |
|----------------------------------------|--------------------|
| JOB NAME: 922 Silver St. - Garage Back |                    |
| DRAWN BY: AME SCHULKE                  | SG. FT.:           |
| DATE: 25 Jan 2016                      | SCALE: As Noted    |
| REVISIONS:<br>(14-203-R)               | PLAN NO.: 16-012-R |

COMPONENTS:  
PHONE (920) 496-5094  
FAX (920) 498-1219  
1745 MORaine TERRACE  
GREEN BAY, WI 54303



Scale: 3/16" = 1'-0"  
House Wall Ht.: 8'-1 1/8"  
Garage Wall Ht.: 9'-0 7/8"  
Top-Of-Wall-To-Ridge Ht.: 6'-9 11/16"  
Exterior Stud Spacing: 16" O.C.  
Seismic Design: B

## WALL BRACING, SPS 321.25 (8)

- ◁ CIRCUMSCRIBED RECTANGLES
- ◁ EACH FLOOR PLAN LEVEL SHALL BE CIRCUMSCRIBED WITH ONE OR MORE RECTANGLES AROUND THE ENTIRE FLOOR PLAN AT THE FLOOR LEVEL UNDER CONSIDERATION. WHEN MULTIPLE RECTANGLES ARE USED, EACH SIDE SHALL BE BRACED AS THOUGH IT WERE A SEPARATE BUILDING AND THE BRACING AMOUNT ADDED TOGETHER ALONG THE COMMON WALL WHERE ADJACENT RECTANGLES OVERLAP OR ABUT.
- ◁ EACH RECTANGLE SHALL HAVE A MAXIMUM RECTANGLE LENGTH-TO-WIDTH RATIO OF 3:1.

- BRACED WALL PANEL (BWP) LOCATIONS: WITHIN 12'-6" FROM EACH SIDE AND 21'-0" PANEL EDGE TO PANEL EDGE (SEE FIGURE 31.25-C)
- ALL EDGES OF PANEL-TYPE BRACING, EXCEPT HORIZONTAL JOINTS IN GB BRACING, SHALL BE ATTACHED TO FRAMING OR BLOCKING.
- THE INTERIOR SIDE OF ALL EXTERIOR WALLS SHALL BE SHEATHED WITH MINIMUM 1/2" GYPSUM WALLBOARD UNLESS OTHERWISE PERMITTED TO BE EXCLUDED BY THIS SUBSECTION. (THIS REQUIREMENT IS EXCLUDED IN PORTAL FRAME METHOD)
- BRACING WITH CS-WSP SHALL HAVE SHEATHING INSTALLED ON ALL SHEATHABLE SURFACES ABOVE, BELOW, AND BETWEEN WALL OPENINGS.
- EACH BRACED SIDE OF ALL WALLS SHALL BE MORE THAN ONE HOLE, HAVING A MAXIMUM DIMENSION OF NO MORE THAN TEN PERCENT OF THE LEAST DIMENSION OF THE PANEL, AND CONFINED TO THE MIDDLE THREE-FORTHS OF THE PANEL.

- BLOCKING AND BRIDGING: 2x18 BRIDGING USED AT PARALLEL BOX SILL AND FLOOR JOIST. BRIDGING ( @ 32" O.C.) IS THE SAME DEPTH AS THE JOIST.
- WHERE JOISTS ARE PERPENDICULAR TO BWL'S ABOVE OR BELOW, BLOCKING SHALL BE PROVIDED BETWEEN THE JOISTS AT BWP LOCATIONS TO PERMIT FASTENING OF WALL PLATE WITH 16d NAILS @ 16" O.C.
- WHERE JOISTS ARE PARALLEL TO BWL'S ABOVE OR BELOW, A RIM JOIST OR OTHER PARALLEL FRAMING MEMBER SHALL BE PROVIDED AT THE BWP TO PERMIT FASTENING OF WALL PLATE WITH 16d NAILS @ 16" O.C.

## CS-WSP

(CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL)  
 3/8" THICK SHEATHING FOR MAX. 16' o.c. STUD SPACING  
 1/16" THICK SHEATHING FOR MAX. 24' o.c. STUD SPACING  
 FASTEN WITH 6d COMMON NAIL OR 8d BOX NAIL (2 3/8" LONG x 0.115" DIA.)  
 OR 1/16" or 1/2" - CROWN 16 GAGE STAPLES, 1 1/4" LONG  
 MAXIMUM FASTENER SPACING:  
 6" EDGES, 12" FIELD (NAILS) / 3" EDGES, 6" FIELD (STAPLES)

| MAXIMUM OPENING HEIGHT<br>ADJACENT TO BRACED<br>WALL PANEL | MINIMUM LENGTH OF FULL-HEIGHT<br>BRACED WALL PANEL (INCHES) |                 |                  |                  |
|------------------------------------------------------------|-------------------------------------------------------------|-----------------|------------------|------------------|
|                                                            | 8'<br>TALL WALL                                             | 9'<br>TALL WALL | 10'<br>TALL WALL | 12'<br>TALL WALL |
| 5' - 4"                                                    | 24                                                          | 27              | 30               | 36               |
| 6' - 8"                                                    | 32                                                          | 30              | 30               | 36               |
| 8' - 0"                                                    | 48                                                          | 41              | 38               | 36               |
| 9' - 0"                                                    | -                                                           | 54              | 46               | 41               |
| 10' - 0"                                                   | -                                                           | -               | 60               | 48               |
| 12' - 0"                                                   | -                                                           | -               | -                | 72               |

a. SHEATHING SHALL EXTEND FROM TOP OF THE TOP PLATE TO THE BOTTOM PLATE AND MAY BE MULTIPLE SHEETS. ALL JOINTS SHALL BE BLOCKED.

b. INTERPOLATION IS PERMITTED

\* IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.

\* IT IS UNDERSTOOD THAT THE WISCONSIN UNIFORM DWELLING CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

# GREATER GREEN BAY HABITAT FOR HUMANITY

**CUSTOM DESIGNED FOR:**

JOB NAME: 922 Silver St. - Garage Back

|                       |              |
|-----------------------|--------------|
| DRAWN BY: AME SCHULKE | SQ. FT.: N/A |
|-----------------------|--------------|

|                   |                 |
|-------------------|-----------------|
| DATE: 25 Jan 2016 | SCALE: As Noted |
|-------------------|-----------------|

PLAN NO.: 16-012-R

**OFFICE:**  
PHONE (920) 496-5080  
FAX (920) 494-9570  
1990 LARSEN ROAD  
P.O. BOX. 10007  
GREEN BAY, WI 54307

**COMPONENTS:**  
PHONE (920) 496-5094  
FAX (920) 498-1219  
1745 MORaine TERRACE

# Wisconsin BUILDING SUPPLY



Report to the  
Redevelopment Authority  
of the City of Green Bay

**MEETING DATE**

September 8, 2020

**PREPARED BY**

Krista Cisneroz, Staff

**AGENDA ITEM # E.2**

Consideration with possible action on award of Contract CD 20-01 Sidewalk, Pavement Repair and Alley Resurfacing to the low qualified bidder, Peters Concrete Company, in the amount of \$241,524.80.

**BACKGROUND**

Bids were received on September 1, 2020 by the Department of Public Works for CDBG funded contract CD 20-01 Sidewalk, Pavement Repair and Alley Resurfacing. Staff has reviewed the bids received and determined that all bids are responsive and complete. At this time, Department of Public Works recommends awarding the contract to the low qualified bidder, Peters Concrete Company, in the amount of \$241,524.80.

**RECOMMENDATION**

Award of Contract CD 20-01 Sidewalk, Pavement Repair and Alley Resurfacing to the low qualified bidder, Peters Concrete Company, in the amount of \$241,524.80.

**FISCAL IMPACT**

**ATTACHMENTS**

1. CD-RDA Recommendation to Award CD 20-01 SIDEWALK, PAVEMENT REPAIR AND ALLEY RESURFACING (Initialed) (1)
2. Bid Summary - Public CD 20-01 SIDEWALK PAVEMENT REPAIR AND ALLEY RESURFACING



DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION

100 N. Jefferson Street, Room 300  
Green Bay, WI 54301  
Tel (920) 448-3100  
Fax (920) 448-3102

INTER-OFFICE  
MEMO

**TO:** Gary Delveaux, Chairman, Redevelopment Authority of the City of Green Bay

**CC:** Cheryl Renier-Wigg – Planning  
Krista Cisneroz – Planning  
Steve Grenier – DPW

**FROM:** Matt Woicek, Assistant City Engineer *MSW*

**SUBJECT:** Contract "CD 20-01 SIDEWALK, PAVEMENT REPAIR AND ALLEY RESURFACING"

**DATE:** September 1, 2020

Bids were received on Tuesday, September 1, 2020 at 2:00 p.m. for the contract referenced above. Staff has reviewed the bids received and determined that all bids are responsive and complete. At this time, Department of Public Works recommends awarding the contract as follows:

Recommend award of this contract to Peters Concrete Company as received in the amount of \$241,524.80.

If you have any questions, please feel free to contact me.

**CITY OF GREEN BAY, WISCONSIN**

**SUMMARY OF BIDS FOR CONTRACT**

**CD 20-01 SIDEWALK, PAVEMENT REPAIR AND ALLEY  
RESURFACING**

**Tuesday, September 1, 2020**

| Contractor                       | Bid                 | Bid Bond   |
|----------------------------------|---------------------|------------|
| <b>PETERS CONCRETE CO.</b>       | <b>\$241,524.80</b> | <b>10%</b> |
| ADVANCE CONSTRUCTION, INC.       | \$250,587.67        | 10%        |
| DE GROOT, INC.                   | \$267,794.04        | 10%        |
|                                  |                     |            |
|                                  |                     |            |
|                                  |                     |            |
|                                  |                     |            |
|                                  |                     |            |
|                                  |                     |            |
|                                  |                     |            |
| Any questions, call 920-448-3100 |                     |            |



Report to the  
Redevelopment Authority  
of the City of Green Bay

**MEETING DATE**

September 8, 2020

**PREPARED BY**

Krista Cisneroz, Staff

**AGENDA ITEM # F.I**

Financial report and check register.

**BACKGROUND**

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

1. Check Register
2. RDA Financial Report 2020

City of Green Bay RDA  
Check Register  
8/31/2020

| CHECK # | CHECK DATE | VENDOR NAME                                       | AMOUNT             |
|---------|------------|---------------------------------------------------|--------------------|
| 21297   | 08/13/2020 | GREATER GREEN BAY HABITAT FOR HUMANITY, INC.      | 7,500.00           |
| 21298   | 08/13/2020 | METROPOLITAN MILWAUKEE FAIR HOUSING COUNCIL, INC. | 6,700.00           |
| 21299   | 08/13/2020 | CITY OF GREEN BAY                                 | 19,986.36          |
| 21300   | 08/13/2020 | CITY OF GREEN BAY                                 | 941.33             |
| 21301   | 08/13/2020 | THE REMODEL SHOP                                  | 20,220.80          |
| 21302   | 08/13/2020 | NOTARY BOND RENEWAL SERVICE                       | 5.00               |
| 21303   | 08/13/2020 | GREEN BAY AREA BUILDERS                           | 7,629.05           |
| 21304   | 08/13/2020 | DAVID C. WINDEY                                   | 25,000.00          |
|         |            |                                                   | <hr/> \$ 87,982.54 |

Redevelopment Authority  
Financial Report  
CDBG  
7/31/2020

|                                       | 2020<br>Budget | 2019<br>Carry Over     | Program Income       | Expenses             | Obligated            | Remaining Balance      |
|---------------------------------------|----------------|------------------------|----------------------|----------------------|----------------------|------------------------|
| Park Improvements                     | -              | 156,023.45             | -                    | 751.53               | 50,000.00            | 105,271.92             |
| Public Works Improvements             | -              | 130,736.79             | -                    | -                    | 50,000.00            | 80,736.79              |
| Public Service                        | -              | 99,901.41              | -                    | 49,975.59            | -                    | 49,925.82              |
| Fair Housing                          | -              | 24,100.00              | -                    | 10,580.00            | -                    | 13,520.00              |
| CDBG Eligible Areas                   | -              | 251,918.99             | 73,113.30            | 127,242.78           | -                    | 197,789.51             |
| CDBG Eligible Areas-Beautificatio/Art | -              | 54,394.00              | -                    | -                    | -                    | 54,394.00              |
| Economic Development                  | -              | 423,499.08             | 45,817.40            | 70,000.00            | -                    | 399,316.48             |
| ED Blight Elimination-Walnut Street   | -              | 85,525.36              | -                    | -                    | -                    | 85,525.36              |
| ED Façade & Demo Loans                | -              | 107,077.50             | -                    | 46,709.00            | -                    | 60,368.50              |
| Administration                        | -              | 177,746.91             | -                    | 112,919.73           | -                    | 64,827.18              |
|                                       | <b>\$ -</b>    | <b>\$ 1,510,923.49</b> | <b>\$ 118,930.70</b> | <b>\$ 418,178.63</b> | <b>\$ 100,000.00</b> | <b>\$ 1,111,675.56</b> |

Redevelopment Authority  
Financial Report  
CDBG  
7/31/2020

-

Redevelopment Authority  
Financial Report  
HOME  
7/31/2020

|                                     | 2020<br>Budget | 2019<br>Carry Over   | Program Income       | Expenses             | Obligated            | Remaining Balance    |
|-------------------------------------|----------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Single Family Rehab Loan Program    | -              | 321,234.27           | 143,707.50           | 215,006.00           | 249,809.77           | 126.00               |
| Housing Development Projects        | -              | 414,917.96           | -                    | 200,488.00           | 22,500.00            | 191,929.96           |
| CHDO Projects                       | -              | 114,824.72           | -                    | -                    | -                    | 114,824.72           |
| Downpayment Closing Cost Assistance | -              | 105,000.00           | -                    | 5,000.00             | -                    | 100,000.00           |
| Administration                      | -              | 35,711.84            | 15,967.50            | 48,265.58            | -                    | 3,413.76             |
|                                     | <b>\$ -</b>    | <b>\$ 991,688.79</b> | <b>\$ 159,675.00</b> | <b>\$ 468,759.58</b> | <b>\$ 272,309.77</b> | <b>\$ 410,294.44</b> |